

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address William M. Burd – State Bar No. 90801 BURD & NAYLOR 200 West Santa Ana Boulevard Suite 400 Santa Ana, CA 92701 Telephone (714) 708-3900 Facsimile (714) 708-3949 Email wmburd@burd-naylor.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Karen Sue Naylor, Chapter 7 Trustee		FOR COURT USE ONLY	
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION			
In re: MOSES SEEDORF SAID Debtor(s).		CASE NO.: 8:15-bk-15241 CB CHAPTER: 7	
		NOTICE OF SALE OF ESTATE PROPERTY	
Sale Date: 05/23/2017		Time: 2:30 pm	
Location: Courtroom 5D, 411 West Fourth Street, Santa Ana, California 92701			

Type of Sale: ☒ Public ☐ Private Last date to file objections: 05/09/2017

Description of property to be sold: Any and all claims or causes of action that the estate has against Charles Lee Williams, including eight promissory notices totalling \$2,690,180.00.

Terms and conditions of sale: The buyer, Dr. Charbel Maksoud, has filed a proof of claim asserting a secured claim in the amount of \$1,209,953.37 secured by all assets of the estate, including the notes from Mr. Williams. Dr. Maksoud will pursue the claims against Mr. Williams and pay the estate 25% of any net recovery and will waive any right to distribution from any funds paid to the estate pursuant to the sale agreement.

Proposed sale price: 25% of any net recovery

Overbid procedure (if any): Initial overbid of \$1,359,953.37 if purchased free of Dr. Maksoud's lien. Initial overbid of \$150,000.00 if purchased subject to all liens. In either case, subsequent overbids in \$10,000.00 increments. Fifty percent of overbid plus proof of ability to perform must be given to the Trustee 3 business days prior to the hearing.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

May 23, 2017
2:30 p.m.
Courtroom 5D
411 West Fourth Street, Santa Ana, CA 92701

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

William M. Burd
200 West Santa Ana Boulevard, Suite 400, Santa Ana, CA 92701
Telephone (714) 708-3900
Facsimile (714) 708-3949
Email wmburd@burd-naylor.com

Date: 05/01/2017

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

200 West Santa Ana Boulevard, Suite 400, Santa Ana, CA 92701

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. **TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF)**: Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (date) 05/01/2017, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. **SERVED BY UNITED STATES MAIL**:

On (date) 05/01/2017, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Hon. Judge Catherine E. Bauer
US Bankruptcy Court
411 West Fourth Street, Suite 5165
Santa Ana, CA 92701

☐ Service information continued on attached page

3. **SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

05/01/2017
Date

Jaimee Zayicek
Printed Name

Jaimee Zayicek
Signature

TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):

- William M Burd wmburd@burd-naylor.com, mcrouch@burd-naylor.com
- Drew A Callahan dcallahan@aldridgepite.com, unionbankecf@aldridgepite.com
- Caroline Djang cdjang@rutan.com
- Marian Garza ecfnofices@ascensioncapitalgroup.com
- Robert P Goe kmurphy@goeforlaw.com, rgoe@goeforlaw.com;goeforecf@gmail.com
- Michael J Hauser michael.hauser@usdoj.gov
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- Marc Y Lazo mlazo@whbllp.com
- Karen S. Naylor knaylor@burd-naylor.com
- Karen S Naylor (TR) acanzone@burd-naylor.com, knaylor@ecf.epiqsystems.com
- Kent Salveson kent@eexcel.com
- Ramesh Singh claims@recoverycorp.com
- United States Trustee (SA) ustpregion16.sa.ecf@usdoj.gov
- Gilbert B Weisman gweisman@becket-lee.com, bkelker@becket-lee.com